FOR SALE









Newman Road, Rotherham
Guide Price £280,000

MARTIN&CO







Newman Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £280,000

- **Semi detached**
- **Extended**
- **Three bedrooms**
- **Corner plot**
- **Drive and garage**

GUIDE PRICE £280,000 - £290,000. Occupying a generous corner plot in a highly sought after residential location, this extended three bedroom semi detached family home offers spacious and versatile accommodation, ample off road parking and attractive gardens. Having been extended to provide additional living space, the property is well suited to family life, with three reception areas, a modern refitted kitchen and three well proportioned bedrooms.

Situated within an established residential area of Rotherham, the property enjoys convenient access to a range of local amenities, schools, public transport links and Rotherham Hospital. The location also provides good access to Rotherham town centre, Sheffield and the wider motorway network, making it a practical choice for those commuting throughout South Yorkshire.

One of the property's main attractions is the generous corner plot, which provides a greater sense of space around the house than is typically found with a traditional semi detached home. Mature hedging and established trees offer a degree of privacy to the front, while the substantial driveway provides parking for several vehicles and leads to an extended garage.

The accommodation begins with an extended side facing entrance hall, providing a practical and spacious entrance to the home. The additional space is particularly useful for family life, offering room for coats, shoes and everyday essentials while providing access to the main ground floor accommodation.

The extended lounge offers generous proportions and provides a comfortable setting for everyday living. A feature fireplace incorporating a living flame gas fire creates a focal point to the room, while the additional floor space allows for a variety of furniture arrangements. Whether used for relaxing in the evenings or spending time with family, this is a substantial reception room with plenty of flexibility.

A further extended dining and sitting room adds another dimension to the ground floor accommodation. Offering space for both dining furniture and an additional seating area, this room provides a practical setting for family meals, entertaining or simply enjoying a separate living space. The flexibility of having two generously sized reception rooms is particularly appealing for growing families or households requiring different areas for relaxing, dining and working from home.

The kitchen has been refitted with a modern range of wall and base units finished in high gloss grey, creating a contemporary and practical space. The fitted units provide useful storage, complemented by work surfaces and space for appliances. The modern finish gives the kitchen a clean, understated appearance and provides a functional area for everyday cooking and food preparation.

To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom.

The bedrooms offer accommodation suitable for a variety of household requirements, whether used as sleeping accommodation, a nursery, guest bedroom or home office. Bedroom two benefits from fitted wardrobes, providing useful storage without the need









for additional freestanding furniture. The proportions of the bedrooms add to the overall practicality of the property, particularly for families seeking accommodation that can adapt as their needs change.

The family bathroom has also been refitted and features a modern white three piece suite. The updated fittings provide a fresh, neutral finish, complementing the improvements made elsewhere within the home.

Externally, the property benefits considerably from its position on a generous corner plot. To the front, the garden is enclosed by mature hedging and established trees, providing greenery and a degree of screening from the surrounding area. The driveway offers ample off road parking for several vehicles, a particularly useful feature for households with multiple cars, and continues towards the extended garage, which provides valuable additional space for parking, storage or hobbies.

To the rear, the enclosed garden offers a combination of paved patio, lawn and pebbled borders. The patio provides a practical area for outdoor seating and dining during the warmer months, while the lawn offers space for children to play or for general garden use. The pebbled borders provide definition to the outdoor space and offer opportunities for planting and further landscaping.

The property's location is another important consideration. Rotherham Hospital is within the surrounding area, while Rotherham town centre offers a selection of shops, supermarkets, restaurants and everyday services. Further shopping and leisure facilities can be found at Parkgate Shopping and Meadowhall, both accessible by road.

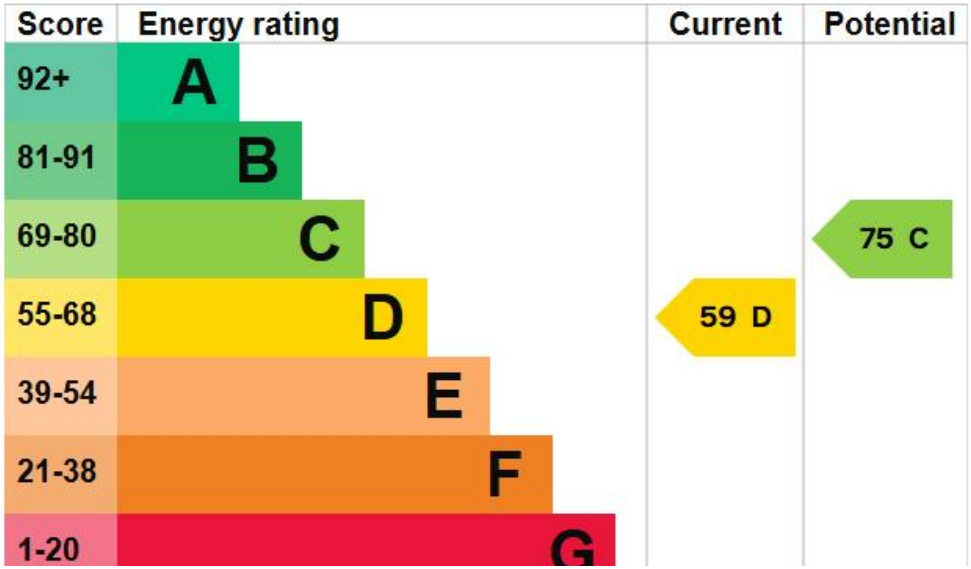
Families are also well placed for access to schools within the wider Rotherham area, with a choice of primary and secondary education available. Public transport services connect the surrounding residential areas with Rotherham town centre and neighbouring communities, while Rotherham Central railway station provides rail and tram-train connections towards Sheffield and beyond.

For those travelling by car, access to the M1 and M18 motorway networks provides routes towards Sheffield, Doncaster, Barnsley and the wider region, making the location suitable for commuters.

Combining extended living accommodation, a modern kitchen and bathroom, generous bedroom proportions and substantial outside space, this is a home offering both comfort and practicality. The corner plot, extensive driveway and extended garage are particularly useful features, while the established residential setting and access to local amenities further strengthen its appeal.

An internal viewing is recommended to appreciate the overall proportions of the accommodation, the flexibility

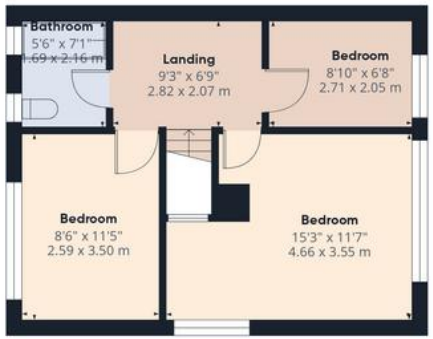








Ground Floor



Approximate total area(1)

1127 ft²

104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane ● Whiston ● Rotherham ● S60 4AA

T: 01709 544982 ● E: rotherham@martinco.com

01709 544982

http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman